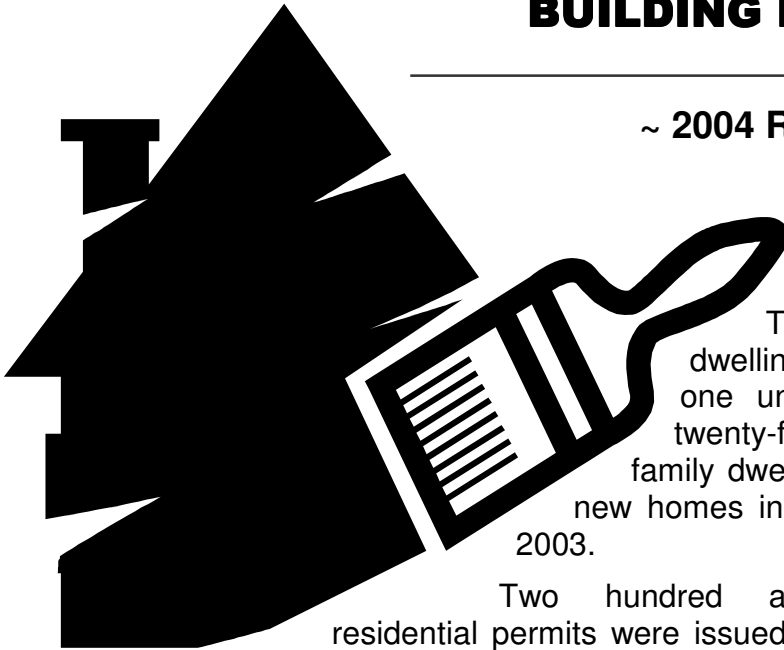


# **BUILDING DEPARTMENT**

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## **~ 2004 REPORT ~**



In 2004, the number of issued permits for residential dwelling units was higher than in 2003.

The largest increase was for dwelling units for elderly housing. Ninety-one units were permitted compared to twenty-five units in 2003. Regular single-family dwellings were down with seventy-one new homes in 2004 compared to eighty-eight in 2003.

Two hundred and twenty-eight miscellaneous residential permits were issued in 2004, which was slightly down from the two hundred and thirty one permits issued in 2003, but still very active. These permits varied from pools to additions.

In 2004, there was very little building permit activity for regular multi-family units, with only one conversion of a two-family dwelling into a four unit building, which as of this date, is still under construction.

As for new commercial and industrial construction in 2004, nine permits were issued compared to seven in 2003. Self-storage buildings totaled fifty-one units and four buildings. All self-storage units were built at Woodland Heights and Laurel Hill apartments and were for tenant use only. Granite State Boat Works, formerly located next to Blue Seal Feeds, has built a new facility and has relocated to the corner of Elm Street and Westchester Drive, as their growth required their need to expand. Another commercial project recently approved was a 16,000 square foot two-story office building located in the rear of St. Joseph's Hospital off Nashua Street. The new building will be an office complex for medical professionals. One other project under construction this past year was the Richmond site located across from the Lorden Plaza. No building permits were issued, but the Planning Board agreed to allow the site work to begin, as it was complex. The Stop & Shop grocery chain finally announced in May 2004 that they would be the tenants for the site. Plus there is also a smaller building proposed in the front of the site, for which no tenant has been announced.

Over the past year, my office has been asked on many occasions if residents could convert or add an in-law apartment for their aging parents. Another term used for this type of apartment is an accessory dwelling unit. Presently, the Town of Milford Zoning Regulations prohibits in-law apartments as an accessory dwelling unit. They would be classified as a two-family dwelling only. This means they need to meet the zoning requirements for the area where they reside. Due to the number of inquiries, I would ask you to contact the Planning Board, as will I, to ask if the Planning Board would review the regulations and possibly submit for Town vote an ordinance to allow and regulate accessory dwelling units in Milford.

In closing, I would like to thank the Building and Planning Department staff and the citizens of Milford for their understanding and cooperation. 2004 was a good year and I hope that 2005 will be the same.

Respectfully submitted,

Kevin Lynch

Code Enforcement and Health Official

**2004 BUILDING PERMITS ISSUED**

	New Construction	Miscellaneous Additions, Remodels, & Renovations
Single family	71	228
Single family (over 55)	12	0
Multi-family (over 55)	54	0
Multi-family (Elderly/Subsidized)	25	0
Manufactured housing	7	0
Commercial/Industrial buildings	9	41
<b>Totals</b>	<b>178</b>	<b>269</b>

**OTHER PERMITS ISSUED**

Driveway permits	70
Electrical permits	266
Plumbing permits	145
Mechanical permits	286
Permanent signs	25
Temporary signs	19

**REVENUES COLLECTED**

(UNAUDITED)

Building permit fees	\$ 105,703.00
Re-inspection fees	1,010.00
Driveway fees	945.00
Electrical fees	2,790.00
Plumbing fees	1,310.00
Sign permit fees	1,250.00
Water connections	4,125.00
Sewer connections	7,675.00
Mechanical permit fees	7,590.00

**Total construction fees collected      \$ 132,398.00**

Water impact fees	\$ 59,255.52
Sewer impact fees	75,851.20
Police impact fees	5,028.20
Library impact fees	2,596.62

**Total impact fees collected      \$ 142,731.54**